GENERAL NOTES

The General Conditions of the Contract for Construction, AIA Document A 201, 13th edition, August 1976, shall be part of this contract. Where Architect is mentioned, he shall be Elliot Saltzman, P.C. 50 West 33 Street, New York, N.Y.

The Contractor shall carry liability policies in the amount of $3,000,000/minimum, per sec. 11.1 of the General Conditions.

Where required by the Architect, the Contractor shall submit detailed shop drawings, and samples of materials or finishes, prior to starting any construction. These must be approved by the Architect prior to any construction.

It shall be recognized by the Contractor that this is an occupied building. The Contractor shall be bound to the building rules as to hours of work, etc. All work shall be performed as expeditiously as possible. All areas not involved in the work shall be protected from damage, dust, and debris. The Contractor shall remove rubbish and debris as required, and shall leave the premises broom clean. All rubbish and debris occasioned by this Contractors work shall be removed by him. Any damage to adjacent areas occasioned by this contractor shall be repaired by him, as part of this contract. Where windows are removed, this contractor shall install plywood temporary enclosures so as to maintain the premises weather-tight and secure.

This Contractor is to provide all items, labor and material required and necessary to complete the work called for, whether such items are indicated on the drawings or not, unless they are specifically exempted.

All work is to conform to New York City Building Code (New Code) all other State and local Codes, Laws, Regulations, etc. applicable to this job, and to standards of the World Trade Center. No work is to commence until plans have been approved by all Departments or Agencies having jurisdiction. Contractor shall furnish Amended Certificate of Occupancy to Owner upon completion of the work.

All approvals, permits, plans, etc. are to be maintained at the job site during construction, for inspection and review, and upon completion and final inspection they shall be turned over to the Owner for his files.

Before commencing work, the Contractor shall verify all conditions and dimensions in the field. Any errors or omissions shall be brought to the attention of the Architect.

Should the Contractor find any errors or omissions in the plans, drawings, or specifications, or should there be any conflict between these documents, the Contractor shall, prior to proceeding with the work notify the Architect, who will explain or adjust the documents. If such notice is not furnished as herein provided, the contractor shall be deemed to have found such plans, drawings or specifications in proper form for execution of the work.

Drawings are not to be scaled. Follow dimensions given.

The work required under this contract shall be performed on STANDARD time unless otherwise required by other clauses of this contract or as directed by the Architect.

All floor drilling for new outlets shall be performed during overtime hours. Proposal shall include allowance for the protection and/or correction of existing ceilings below.

Contractor shall be responsible for arranging with the building management for elevators or other hoisting facilities for handling materials.

The General Contractor shall coordinate his work with the work of all other contractors, whether his own, or those on separate contract let by the tenant.

Provide and install World Trade Center drapery pocket.

All telephone work is to be coordinated with the tenants private phone company.

Upon completion of work, Contractor is to remove all debris and leave the premises broom clean.

No substitution may be made for any item specified without written approval of the Architect.

The General Contractor shall have the overall reponsiblity for the procurement, installation and testing of all systems; including the telecommunication room, plumbing, H.V.A.C., as specified by the tenants' Architect to the World Trade Center Engineers. This shall include securing of all approvals for the systems tested.

All materials and construction to conform to manufacturers specifications as well as requirements of Architect and World Trade Center.

The World Trade Center does not permit drilling or welding to existing structural members. All connections must be "clamp type" as per World Trade Center Standards.

Before commencing work, the contractor shall notify the Engineer of any areas without fireproofing. All exposed structural steel and chippped-off fireproofing shall be patched or touched-up with CAFCO TYPE D-C/P or approved equal as directed by the Engineer.

The Contractor shall not drill holes into existing slabs or structural members for the purpose of supporting any loads, unless written approval is obtained from the Architect.

The Contractor shall protect the public or tenant space below from any damage resulting from floor drilling operation.

The Contractor shall repair or replace existing construction damaged in the performance of this Contract.

The space around pipes, ducts, etc. penetrating rated walls, shall not exceed 1/2" and shall be packed solid with mineral wool or approved equal and be closed off by close fitting metal escutcheons on both sides of the partition as required by NYC Building Code C26 504.

Firestopping and continued inspection shall be as required by NYC Building Code C26-504.

All wood shall be fireproofed as required by NYC Building Code C-26-502.6.

All interior finishes shall comply with NYC Building Code C26-504.10.

Carpeting shall conform to Port Authority specifications for flammability and smoke developed ratings.

Where rated partitions intersect convector enclosures, install within the enclosure a sound-barrier of 2 inch 3'lb/ density semi-rigid fiberglass board.

Partition dimensions are to centerline of partition unless otherwise noted.

Centerlines of partitions abutting window columns shall be centered on the columns, unless otherwise noted.

Unless otherwise noted, locate all doors 4 in. minimum distance from adjacent intersection walls.

Resilient floor tile shall be cleaned and, where required, shall be restored as directed by the Architect.

Doors installed under this contract shall be cut-out and formed for [illegible] existing and [illegible] electric [illegible] Access cut-outs shall be provided at floor access [illegible]

[illegible] shall be installed on all partitions. Both sides

SPECIFICATIONS

The installation and application of all materials shall be in accordance with the current printed manufacturer's instructions and recommendations.

METAL STUD AND GYPSUM WALLBOARD PARTITIONS

Metal studs shall be roll formed channel type sections fabricated of U.S.S. No. 25 gauge, galvanized sheet steel, 2 1/2 inches wide and in the longest one piece lengths available.

Gypsum wallboard shall be grade "X" fire-retardant wallboard 48 inches wide and of thickness indicated on the Contract Drawings and shall be of uniform quality conforming to Federal Specification SS-L-30 and to ASTM C36.

Wallborad shall be furnished and installed in the longest available lengths so that wallboard panels extend vertically in one piece from floor to ceiling and/or slabs, beams or decks above, as required.

Wallboard used in fire rated partitions shall be delivered to the construction site bearing Underwriters Laboratory certification and N.Y.C. Board of Standards and Appeals Calendar numbers.

Ceiling and floor runners shall be cold formed channel type sections fabricated of U.S.S. No. 25 gauge, galvanized steel. Runners shall be in 10'-0" lengths.

Trim members shall be fabricated of U.S.S. No. 25 gauge galvanized steel and shall include corner reinforcement and casing type edge trim.

Corner reinforcement shall be complete with perforated tape, wings, and shall be type No. 11 "Perf-a-Bead" as manufactured by U. S. Gypsum Co., or an approved equal. Corner and edge trim members shall be in single lengths.

Screws for fastening wallboard to studs shall be bugle type Phillips head screws specifically manufactured for power tool installation.

Joint treatment materials shall be expressly manufactured by the wallboard manufacturer for use with the manufacturer's wallboard materials. Joint compounds shall be the ready mixed type conforming to ASTM C475. Tape reinforcement shall be perforated and shall conform to ASTM C175. Taping and spackling shall be a three (3) coat application.

Before installing channel studs wrap top of stud with electrical tape to isolate metal stud from metal runner. Do not secure studs to gypsum wallboard to top channel runner.

Compressible Fireproofing shall be tightly packed in voids between top channel of all fire rated partitions and flutes of slab above. Fireproofing to be Thermafiber Mineral Fireproofing shall be as manufactured by U.S. Gypsum Co. or an approved equal.

METAL AND GLASS PARTITIONS

Metal and glass partitions shall be one of the following:

Acme - 250 Series
Hauserman - Delineator
Moenning - Monogram
L.M.T. Steel Products Inc. - Bel-Aire

PAINTING

Paints shall be as manufactured by Benjamin Moore or an approved equal.

Paints shall be of the type specifically manufactured for application to the surface to which it is to be applied.

No painting or finishing shall be started until the surface to be painted or finished is in proper condition in every respect.

All paint shall be applied carefully with good clean brushes, or approved rollers. Paint shall be evenly spread and when brushes are used shall be thoroughly brushed out. The work shall be so performed as to avoid damage to other surfaces. Any damage to adjacent surfaces shall be repaired in a manner satisfactory to the Engineer. Finish coats shall be smooth and free from runs, sags, holidays or other defects. Finish surfaces shall be uniform in sheen, color and texture. Each coat of paint shall be of sufficient thickness to cover completely the previous coat or surface.

Walls shall have two (2) coats of paint. Doors and frames shall have two (2) coats of paint both sides, unless otherwise noted.

All interior finishes shall comply with the N.Y.C. Building Code C26-504.10.

Unless required to paint the entire area, the Contractor shall paint existing wall that are cut and/or patched. The entire wall shall be painted up to the nearest external or internal corner or door frame. Color shall match existing.

WALL COVERING

Prime and seal all surfaces scheduled for wall covering.

All work shall be in accordance with the manufacturer's printed instructions.

RAISED FLOOR

Raised floors and accessories shall be as manufactured by Westinghouse Architectural Services Division as supplied by the Shaw Company or approved equal.

Floor panels shall be 24" x 24" welded galvanized steel laminated all sides to a 1" thick wood particleboard core, mounted on die cast aluminum pedestals at heights as indicated on working drawings.

Floor covering materials, carpet and high pressure plastic laminate shall be factory-applied in materials selected by the architect.

Contractor shall provide 20 (twenty) 4" diameter holes with appropriate rubber bushing in raised floor at locations to be furnished by arthitect, during the construction of the project.

WALL BASE

Wall Base shall be applied against the wall with approved type cement adhesive keeping cement 1/4" below top of base. Adhesive for installation of base shall be furnished by the contractor. Vertical joints shall be held to a minimum with a minimum distance from a joint to a corner equal to 1'-0".

ACOUSTIC CEILING

Black iron carrying channels shall be securely supported by hangers fastened to the overhead structural members, channels shall be spaced as required to adequately support light fixtures, drapery pocket and acoustic ceiling assembly.

Ceiling tile shall be installed in a true and even plane, butt joints tightly together, install metal edge mouldings as required.

Ceiling heights shall be 8'-7 1/2", except where otherwise noted.

Acoustical tile, except where otherwise noted, shall be Armstrong "Travertone" 12" x 12" x 5/8" thick pattern to match adjacent areas, on concealed Z-spline suspension system.

Where the ceiling construction shall conform to Code Section C26-504.12 and referenced Standard RS 5-16.

MOVABLE OTHER WALLBOARD PARTITIONS

The installation of movable steel wallboard partitions shall be in accordance with currently issued manufacturers instructions and recommendations unless otherwise directed by the engineer.

HARDWARE

Finish hardware installation shall conform to the manufacturers requirements. Installation shall be in a neat and skillful manner, with all components operating properly. All knobs, handles, pulls and other exposed items, shall be suitably wrapped and protected as soon as they have been installed and such protection shall remain until the acceptance of the work.

Immediately preceding final inspection all hardware shall be cleaned carefully by a method which will in no way damage it.

Butts - Stanley FBB 179 x 4-1/2" x 4-1/2"
Mortise Lockset - Corbin #123-8551
Latch Set - Corbin #833-410
Closer - Corbin #500-S-3
Flush Bolts - Corbin #2846, 1-12" lg., 1-30" Lg.
Domestop - Corbin #373-1/2
Coordinator - Von Duprin #1237
Silencers - Corbin #33
Aluminum Saddles - Zero Weatherstripping Co., Inc. #654

HOLLOW METAL DOORS AND FRAMES

Frames shall be one piece installed plumb, straight, and true with horizontal lines level and all vertical lines plumb. Frames shall be secured rigidly in place and shall be anchored to the floors, jambs and heads in an approved manner. All frames shall be braced until adjacent constructon has been completed and has attained sufficient strength to maintain the frames in position.

Installation of door frames shall include all spacer clips, shims, channel lintels and sub-frames as shown, and all neoprene gaskets.

Doors shall be installed plumb and true with their frames and shall operate freely without binding.

After erection, all damaged areas in the shop coat, exposed surfaces of bolts, bolt heads, nuts and washers, and all field welds, if necessary, and unpainted areas adjacent to field welds shall be painted with the same paint used in shop coating.

Doors and frames that are to be supplied by the contractor shall be similar and equal in every respect to those that are furnished by the Authority.

Closet Shelf and Clothes Pole

Closet shelf shall be 3/4" thick particle board supported by continuous angle on three sides. Paint shelf and angle to match walls. Clothes pole shall be 1" O.D. 20 Ga. chrome plated steel tubing No. T800 as manufactured by Plaza Towel Holder Co. or approved equal.

REMOVAL AND DISPOSAL OF MATERIAL

Contractor shall exercise extreme care in removal of all existing constructions so as not to damage construction to remain.

The removal as described herein shall be accomplished without storing excessive quantities of any materials, rubbish, dirt, debris or waste of any sort resulting from the removal operations on the floor.

All debris shall be removed from the construction site daily. However, it shall be the contractor's responsibility to advise the Authority when he requires containers. The Contractor shall load these containers which will be at a central location on the floor. The Authority shall remove these containers and the contractor shall be responsible for paying the Authority for such rubbish removal.

The contractor shall provide all temporary dust proof enclosures to the satisfaction of the Architect to keep existing corridors and leased premises intirely free of dust, debris or other impediment to normal use of areas involved.

The Contractor shall take all precautions to maintain free access of all tenants, service personnel and the public through the areas involved.

SYMBOLS

1. NEW GYPWALL 3'D PARTITION
2. EXISTING PARTITIONS TO REMAIN
3. PARTITION, DOOR & BUCK TO BE REMOVED
4. (E) EXIST. DOOR, BUCK, HARDWARE, SADDLE, ETC. TO REMAIN, EXCEPT AS OTHERWISE NOTED.
5. DOOR TYPE — DOOR WIDTH — HARDWARE TYPE — SADDLE — BUCK — NEW DOOR. TYPICAL NOTATION
6. F-1 FLOORING FINISH TYPE
7. (O) ROOM NUMBER
8. (P-A / B-1) WALLS FINISH / BASE FINISH

HARDWARE LEGEND - ALL WORLD TRADE CTR STD EXCEPT WHERE NOTED
L LOCKSET
C CLOSER
DB DEADBOLT

FINISH SCHEDULE

CARPET

C-1 -MOHAWK - CHESTNUT HILL #CNH-1 'GREIGE'

C-4 -MILLKEN CARPETS 'CORPORATE SQUARE II' #2050 COLOR #21 'TAN HEATHER ON PLASTIC LAMINATE RAISED FLOORING BY WESTINGHOUSE (TYPE F-8)

HARD FLOORING

F-8 -PLASTIC LAMINATE FINISHED RAISED FLOORING BY WESTINGHOUSE "WHITE MELLO TONE" #84 H 38

F-12 -VAC. -KENTILE TRAVERTINE "IVORY BUFF" #631 - M 1/8" TK..

PAINT

P-2 -TO MATCH V-2

P-2 -TO MATCH V-4

VINYL

V-2 -WOLF GORDON GOTHAM SUEDE #G66303N "MARSHMALLOW"

V-4 -WOLF GORDON GOTHAM SUEDE #G54206N "ICE WHITE"

BASE

B-1 -KENTILE KENCOVE GROUP II WHITE #KG-30 STRAIGHT BASE 2 1/2" HIGH

LIST OF DRAWINGS

ARCHITECTURAL

N-1 -COVER SHEET, NOTES, SPECS, SYMBOLS & FIN. SCHED
A-1 -DEMOLITION AND NEW CONSTRUCTION PLAN
A-2 -PARTITIONS, DOOR & BUCK TYPES AND ACCESS DETAILS
A-3 -REFLECTED CEILING PLAN
A-4 -FINISH PLAN
A-5 -FURNITURE PLAN

TAA NO. 232/
DATE APPROVED 9/21/82

MECHANICAL

H-1 -HVAC PART FLOOR PLAN
H-2 -DETAILS AND SPECIFICATIONS
H-3 -SPECIFICATIONS

SPRINKLER

FP1 -HALON
FP2 -HALON AND SPRINKLER SPECIFICATIONS

ELECTRICAL

E-1 104th FLOOR LIGHTING — E-3 ELECT. DETAILS, SCHEDULES & SYMBOLS
E-2 104th FLOOR POWER — E-4 ELECT. SPECIFICATIONS

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REVISIONS NO.	DESCRIPTION	DATE
	MISC. - SEE EACH SHEET IN SET	8-16-82

CANTOR, FITZGERALD SECURITIES CORP.
ONE WORLD TRADE CENTER NEW YORK, N.Y.

PROJECT TITLE NEW COMPUTER ROOM 2
FLOOR 104 TH
DRAWING TITLE COVER SHEET: NOTES, SPECS, SYMBOLS & FIN. SCHED.

DATE 7/16/82 | JOB NUMBER 7002
DRAWN | SCALE: NONE
DRAWING NUMBER N-1